

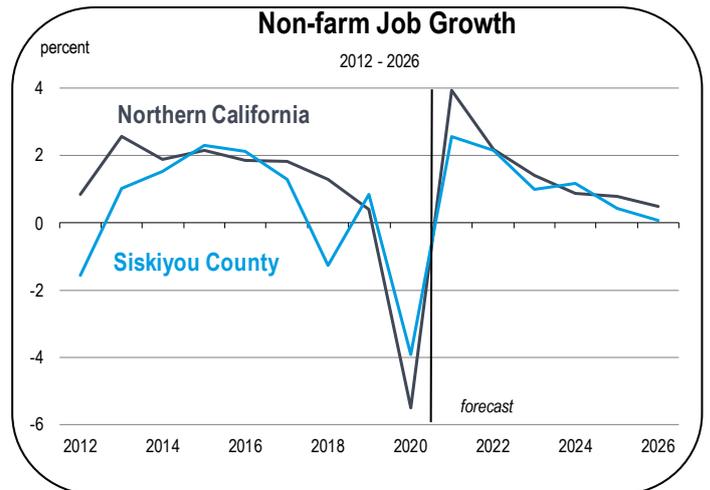
Siskiyou County Economic Forecast

Forecast Summary

- On an annual average basis, 400 jobs will be restored in Siskiyou County during 2021, representing virtually all of the jobs that were lost in 2020.
- The Siskiyou County labor market will enter an expansion phase in 2022.
- Over the 2021-2026 forecast period, total employment in Siskiyou County is expected to increase by approximately 1,000 jobs.
- Healthcare, government, professional business services, and leisure services will be responsible for most job creation during the forecast period.
- The unemployment rate averaged 9.7 percent in 2020. It is forecast to average 8.5 percent in 2021 and 6.8 percent in 2022.
- The median home price increased by 15 percent in 2020. Home prices are expected to increase by 7 percent in 2021 and 5 percent in 2022.

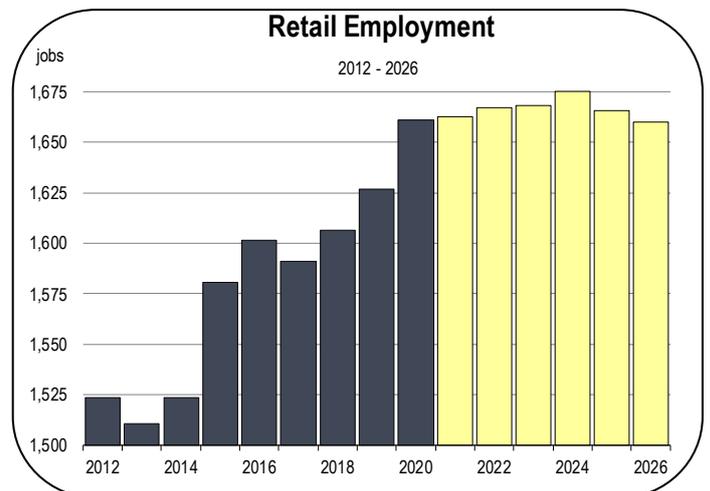
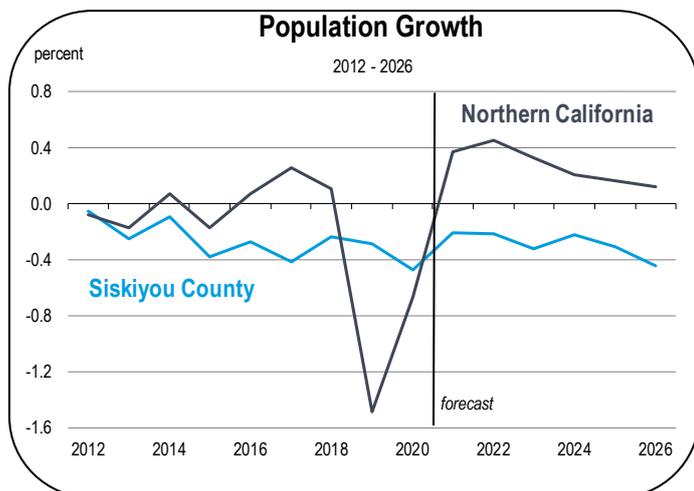
Job Growth

- Total employment in Siskiyou County will expand by 2.8 percent in 2021 on an annual average basis.
- Growth will begin to decelerate in 2022, averaging 0.9 percent per year during the remainder of the forecast period.

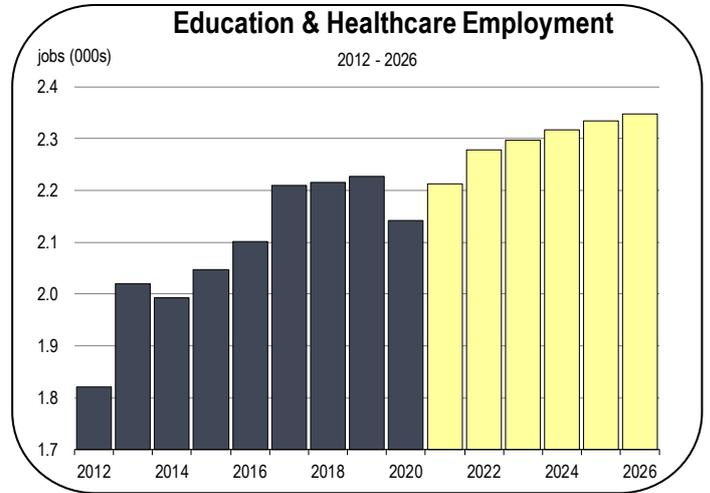
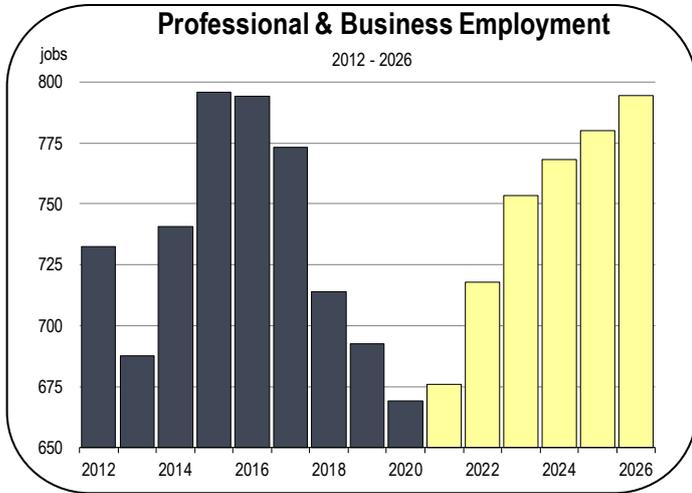


Retail Trade Employment

- The Siskiyou County retail sector has managed to expand over the last decade, during an era where retail jobs have declined in most California markets.
- Going forward, retail employment will struggle to increase further.
- Over the 2021-2026 forecast period, the size of the retail industry is unlikely to change dramatically as brick-and-mortar shops encounter the headwinds of online shopping and local population decline.



Siskiyou County Economic Forecast



Professional & Business Services Employment

- The professional and business services sector has a wide array of organizations that include accounting firms, engineering companies, law offices, business and technical consulting firms, temporary staffing agencies, corporate security firms, landscaping businesses, and janitorial companies.
- Local professional and business services companies are expected to hire and expand rapidly over the forecast period as the US and California economies become more reliant on knowledge industries.
- Jobs in the professional business services sector tend to pay higher than average wages, and as it captures a rising share of the overall labor market, this industry will contribute to rising incomes in the county.

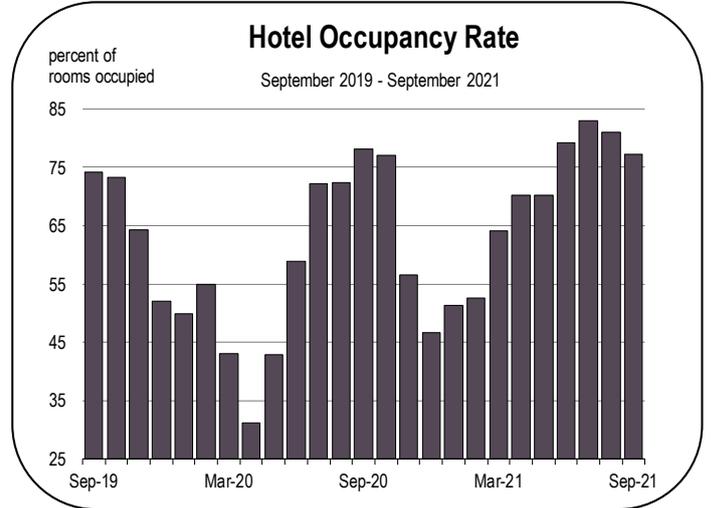
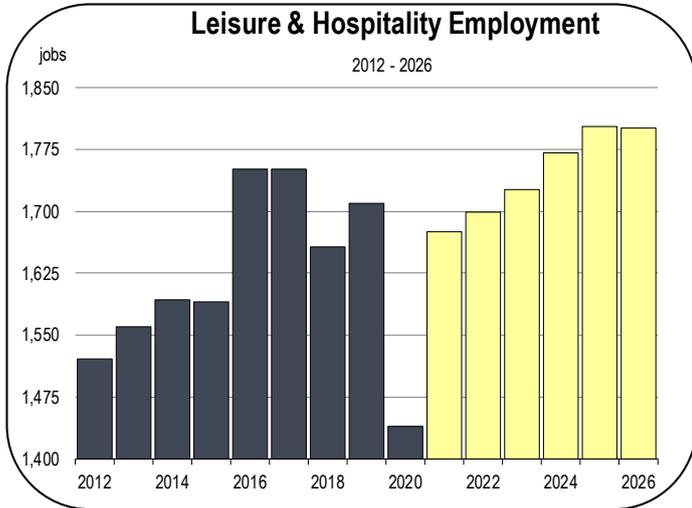
Private Education and Healthcare Employment

- Healthcare is the second largest employment sector in Siskiyou County, behind only government.
- The largest healthcare organization is Fairchild Medical Center, which employs more than 500 workers and has 25 patient beds.
- Local healthcare facilities have struggled to meet staffing needs during the COVID-19 pandemic, limiting job creation in the healthcare industry.
- Recruitment and retention issues are expected to be short lived. Over the forecast period, healthcare employment will increase by approximately 200 jobs, which is more than almost any other sector.



Fairchild Medical Center

Siskiyou County Economic Forecast



- In Siskiyou County, there are very few jobs in private educational institutions. Most teachers and education administrators work in the government sector.

Leisure and Hospitality Employment

- Siskiyou County is home to an expansive forest, a national monument, and Mount Shasta. Combined, these attractions draw thousands of visitors each year and support hundreds of jobs.
- Mount Shasta is the second tallest mountain in California, standing at over 14,000 feet. It offers hiking and mountain biking

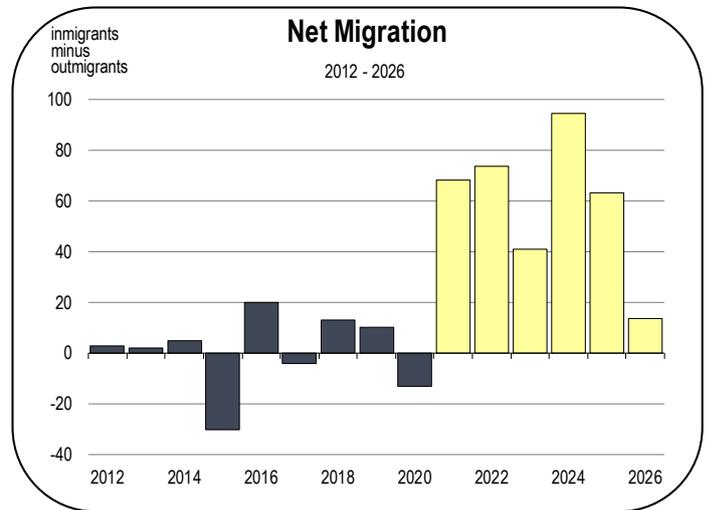
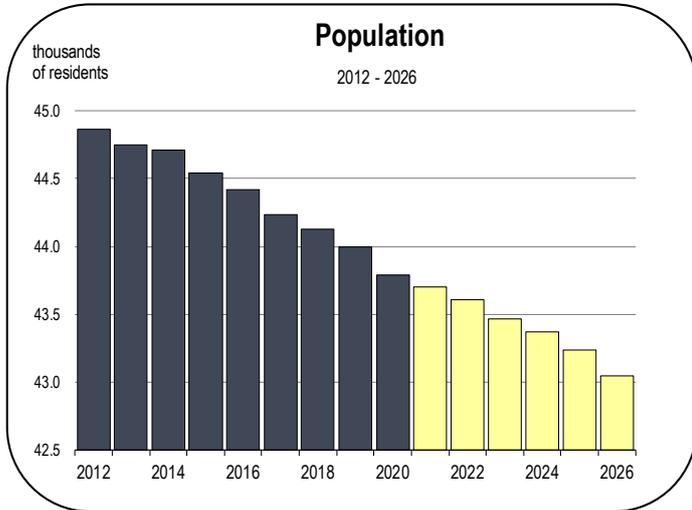
in the summer and skiing/snowboarding in the winter. It draws approximately 25,000 visitors each year.

- There are a number of lodging options in the towns that surround Mount Shasta. In early 2020, hotel occupancy rates declined sharply as California was placed under a Stay At Home order, but by the summer of 2021, the tourism industry was setting new records.
- The leisure and hospitality industry is expected to return to pre-pandemic staffing levels by 2022 or 2023 and will reach new highs before the end of the forecast period.



Mount Shasta

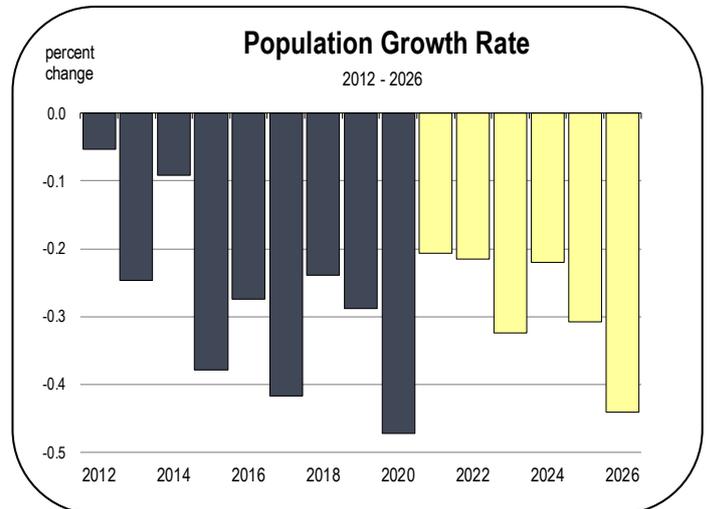
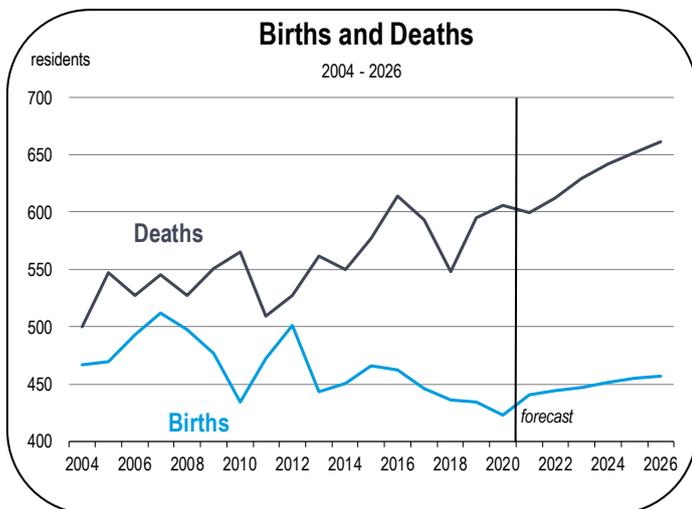
Siskiyou County Economic Forecast



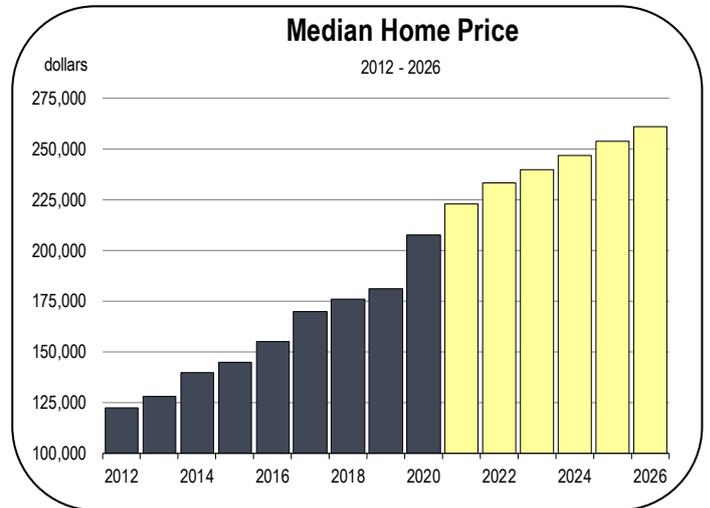
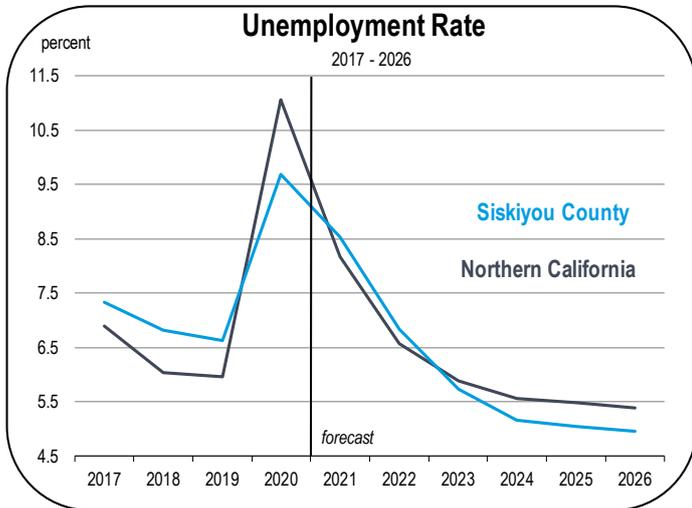
Population Growth

- The Siskiyou County population has declined relatively consistently since 2006, when it had almost 44,900 residents.
- As of 2020, Siskiyou County had 43,792 residents.
- Siskiyou County’s population is much older than the statewide average, with a much larger share of residents over the age of 75.
- Because Siskiyou County has a high share of residents aged 75 and older, the number of deaths now exceeds the number of births.
- Between 2021 and 2026, the number of people moving into Siskiyou County is expected to exceed the number of residents moving out of the County, but because deaths will exceed births, the overall population will decline.

- The population is expected to decline by -0.3 percent per year over the next six years. By 2026 the county will have approximately 43,050 residents.
- Sustained population loss will put Siskiyou County at risk of economic stagnation.
- A declining population can reduce the number of consumers for local businesses, lead to lower demand for school teachers and government services, and constrain tax revenues.
- Over the long term (through 2030), the local labor market is not expected to generate a meaningful number of jobs, with population declines contributing to stagnant economic activity.



Siskiyou County Economic Forecast

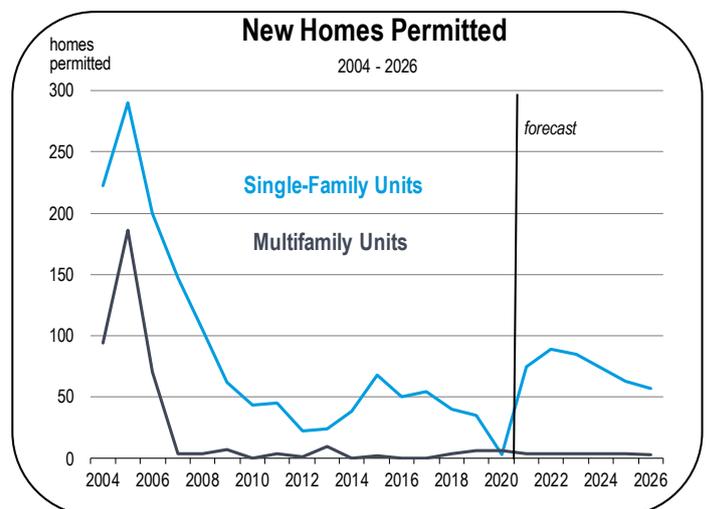
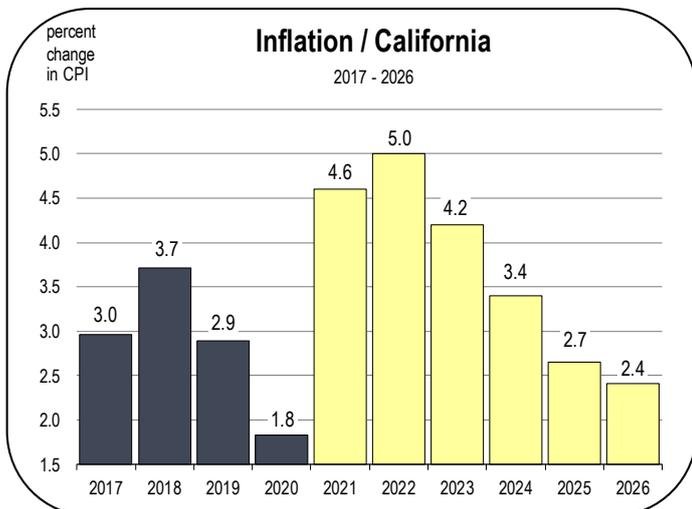


Unemployment and Inflation Rates

- The unemployment rate in Siskiyou County averaged 9.7 percent in 2020. It is expected to average 8.5 percent in 2021 and 6.8 percent in 2022.
- Inflation decelerated sharply in 2020, largely because energy prices declined when the demand for fuels plunged. It soared in 2021 and is expected to remain elevated for several years.
- Ultimately, inflation will reduce the purchasing power of households and negatively impact consumer confidence, limiting the growth potential of the economy in 2022.
- However, inflation will begin to decelerate as supply chains and the labor force are restored by the second half of the forecast period, eventually falling below 3 percent.

Home Prices and New Housing Production

- In 2020, the median home price in Siskiyou County was \$207,700. The median price is expected to reach \$233,000 by 2022 and surpass \$250,000 by 2026.
- Despite these price increases, homes in Siskiyou County are much more affordable than homes in many other parts of California.
- In Siskiyou County, the typical household spends less than 20 percent of its income on housing costs. In Coastal California, households often spend 35-50 percent on mortgage payment or rent.
- From 2015 to 2020, an average of 45 new homes were built in the county each year. More than 90 percent were single-family homes.
- Housing production is expected to average 60 to 90 units from 2021 to 2026, consisting almost entirely of single-family homes.



Siskiyou County Economic Forecast

Economic Indicators

2015-2020 History, 2021-2050 Forecast

	Population (people)	House- holds (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (billions)	Taxable Retail Sales (millions)	Total Taxable Sales (millions)	Real Industrial Production (millions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (millions)	Inflation Rate (percent)
2015	44,540	19.5	-30	70	65	\$1.8	\$384	\$590	\$180	\$47,102	9.4	\$336	1.4
2016	44,418	19.5	20	50	67	\$1.9	\$388	\$578	\$205	\$47,689	8.6	\$314	2.3
2017	44,233	19.6	-4	54	66	\$1.9	\$413	\$593	\$221	\$47,814	7.3	\$302	3.0
2018	44,127	19.7	13	44	65	\$2.0	\$421	\$565	\$200	\$47,703	6.8	\$333	3.7
2019	44,000	19.7	10	41	66	\$2.1	\$432	\$593	\$204	\$48,392	6.6	\$370	2.9
2020	43,792	19.7	-13	9	66	\$2.2	\$492	\$710	\$216	\$50,061	9.7	\$363	1.8
2021	43,702	19.7	68	78	67	\$2.3	\$463	\$690	\$213	\$50,579	8.5	\$362	4.6
2022	43,607	19.8	74	92	67	\$2.3	\$480	\$695	\$213	\$50,443	6.8	\$362	5.0
2023	43,466	19.8	41	88	68	\$2.4	\$497	\$710	\$217	\$51,345	5.7	\$362	4.2
2024	43,370	19.8	94	77	68	\$2.5	\$509	\$727	\$219	\$52,334	5.2	\$362	3.4
2025	43,237	19.9	63	66	68	\$2.6	\$518	\$741	\$222	\$53,226	5.0	\$361	2.7
2026	43,046	19.9	14	60	68	\$2.7	\$526	\$753	\$225	\$53,955	5.0	\$358	2.4
2027	42,848	20.0	17	49	68	\$2.8	\$533	\$764	\$228	\$54,643	5.0	\$354	2.2
2028	42,643	20.0	12	38	68	\$2.9	\$541	\$776	\$229	\$55,263	5.0	\$351	2.3
2029	42,473	20.0	49	37	68	\$2.9	\$551	\$790	\$231	\$55,671	5.0	\$350	2.2
2030	42,276	20.1	22	36	68	\$3.0	\$563	\$805	\$232	\$56,118	4.9	\$351	2.2
2031	42,092	20.1	39	36	68	\$3.1	\$574	\$821	\$233	\$56,482	4.9	\$352	2.3
2032	41,915	20.1	45	35	68	\$3.2	\$587	\$839	\$233	\$56,756	4.8	\$351	2.2
2033	41,729	20.2	39	34	68	\$3.2	\$598	\$854	\$235	\$57,191	4.7	\$351	2.0
2034	41,538	20.2	29	33	68	\$3.3	\$610	\$871	\$236	\$57,548	4.6	\$350	2.1
2035	41,315	20.2	-4	32	68	\$3.4	\$623	\$890	\$237	\$57,905	4.5	\$351	2.1
2036	41,015	20.2	-80	31	68	\$3.4	\$639	\$913	\$236	\$58,111	4.4	\$349	2.2
2037	40,684	20.2	-113	30	68	\$3.5	\$656	\$937	\$235	\$58,244	4.3	\$350	2.2
2038	40,330	20.3	-140	30	68	\$3.6	\$672	\$960	\$235	\$58,460	4.0	\$348	2.2
2039	39,978	20.3	-144	29	68	\$3.7	\$689	\$985	\$234	\$58,599	3.7	\$349	2.2
2040	39,666	20.3	-106	28	68	\$3.7	\$706	\$1,010	\$233	\$58,728	3.4	\$348	2.1
2041	39,412	20.3	-58	27	68	\$3.8	\$721	\$1,031	\$232	\$58,942	3.3	\$347	2.2
2042	39,218	20.4	-9	26	68	\$3.9	\$736	\$1,052	\$231	\$59,210	3.2	\$348	2.1
2043	38,986	20.4	-55	26	68	\$4.0	\$750	\$1,072	\$231	\$59,534	3.2	\$347	2.0
2044	38,725	20.4	-89	25	67	\$4.0	\$763	\$1,090	\$231	\$59,939	3.3	\$347	2.2
2045	38,401	20.4	-155	24	67	\$4.1	\$777	\$1,111	\$232	\$60,334	3.4	\$346	2.2
2046	38,134	20.4	-103	23	67	\$4.2	\$792	\$1,132	\$231	\$60,681	3.5	\$346	2.2
2047	37,920	20.4	-59	23	67	\$4.3	\$808	\$1,156	\$230	\$60,907	3.6	\$345	2.2
2048	37,735	20.5	-38	22	67	\$4.3	\$827	\$1,182	\$230	\$61,093	3.8	\$346	2.3
2049	37,567	20.5	-29	21	67	\$4.4	\$843	\$1,205	\$229	\$61,395	4.0	\$344	2.0
2050	37,410	20.5	-28	20	67	\$4.5	\$861	\$1,230	\$229	\$61,638	4.3	\$345	2.1

Employment Sectors

2015-2020 History, 2021-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	13,700	816	337	698	321	1,821	288	796	138	2,047	1,591	4,267
2016	14,020	858	361	730	321	1,812	284	794	138	2,102	1,752	4,297
2017	14,250	923	393	863	300	1,792	283	773	136	2,211	1,752	4,248
2018	14,040	879	435	889	268	1,817	294	714	130	2,216	1,657	4,173
2019	14,090	824	459	891	266	1,853	303	693	131	2,228	1,710	4,192
2020	13,670	920	463	871	278	1,875	300	669	118	2,143	1,439	4,082
2021	14,060	981	483	867	287	1,871	298	676	112	2,213	1,675	4,062
2022	14,350	990	491	871	291	1,884	305	718	112	2,279	1,699	4,131
2023	14,490	1,000	488	875	294	1,889	306	753	116	2,297	1,726	4,153
2024	14,640	990	503	876	296	1,899	306	768	113	2,317	1,771	4,198
2025	14,680	980	487	878	297	1,892	305	780	113	2,335	1,803	4,209
2026	14,680	969	464	881	300	1,888	305	794	114	2,348	1,801	4,208
2027	14,720	957	458	887	304	1,884	305	809	114	2,360	1,813	4,220
2028	14,750	944	452	888	305	1,879	305	832	114	2,371	1,818	4,230
2029	14,760	931	442	889	307	1,864	305	843	114	2,383	1,816	4,252
2030	14,750	921	431	892	309	1,850	305	851	113	2,392	1,814	4,248
2031	14,750	912	428	893	310	1,837	306	862	111	2,402	1,812	4,257
2032	14,750	902	421	895	311	1,833	306	861	109	2,411	1,815	4,262
2033	14,740	891	410	898	314	1,820	306	865	109	2,418	1,818	4,258
2034	14,730	882	410	899	315	1,816	306	864	109	2,425	1,820	4,254
2035	14,720	871	415	901	317	1,812	306	868	109	2,428	1,821	4,238
2036	14,660	871	414	902	317	1,808	305	865	109	2,427	1,820	4,200
2037	14,620	870	409	902	318	1,803	305	863	109	2,423	1,817	4,174
2038	14,570	871	409	903	318	1,798	304	855	108	2,417	1,812	4,148
2039	14,530	870	408	903	319	1,793	304	851	108	2,410	1,808	4,130
2040	14,500	870	407	903	319	1,788	303	844	108	2,405	1,805	4,127
2041	14,500	869	405	902	318	1,784	303	844	108	2,402	1,804	4,133
2042	14,500	869	405	901	317	1,780	304	842	108	2,402	1,806	4,142
2043	14,460	869	404	900	316	1,776	303	842	108	2,400	1,805	4,115
2044	14,420	868	402	899	316	1,772	303	836	108	2,395	1,804	4,091
2045	14,340	869	401	900	316	1,767	303	823	107	2,385	1,800	4,051
2046	14,320	868	401	898	315	1,763	303	814	107	2,378	1,798	4,055
2047	14,310	868	400	898	315	1,759	303	809	107	2,374	1,797	4,060
2048	14,290	867	400	896	314	1,756	302	801	107	2,371	1,798	4,058
2049	14,270	868	399	894	312	1,753	302	794	107	2,369	1,800	4,054
2050	14,250	867	399	893	312	1,750	302	785	107	2,366	1,801	4,047

Siskiyou County Economic Forecast

Socioeconomic Indicators

